Local Market Update for October 2026

A Research Tool Provided by the Colorado Association of REALTORS®

DENVER METRO ASSOCIATION OF REALTORS®

Denver

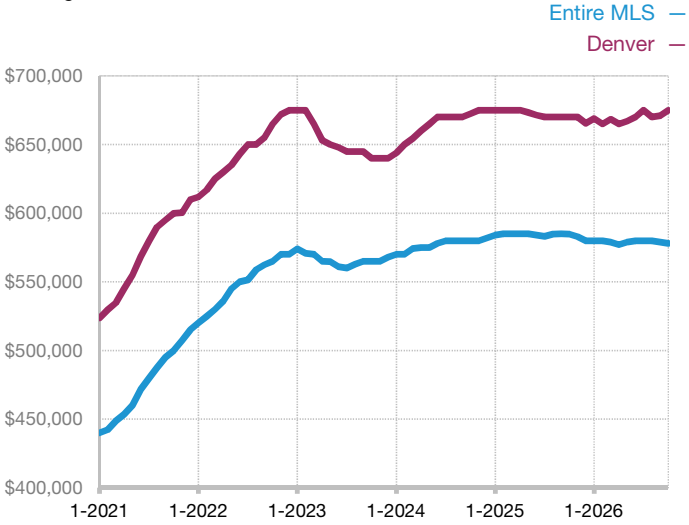
Single Family	October			Year to Date		
Key Metrics	**2025**	**2026**	Percent Change from Previous Year	**Thru 10-2025**	**Thru 10-2026**	Percent Change from Previous Year
Inventory of Active Listings	2,033	**1,874**	- 7.8%	--	**--**	--
Under Contract	507	**408**	- 19.5%	5,403	**5,474**	+ 1.3%
New Listings	735	**645**	- 12.2%	8,422	**8,634**	+ 2.5%
Sold Listings	528	**460**	- 12.9%	5,283	**5,325**	+ 0.8%
Days on Market Until Sale	45	**39**	- 13.3%	40	**39**	- 2.5%
Median Sales Price*	$671,000	**$682,900**	+ 1.8%	$670,250	**$680,000**	+ 1.5%
Average Sales Price*	$888,686	**$859,062**	- 3.3%	$854,322	**$878,291**	+ 2.8%
Percent of List Price Received*	98.2%	**98.3%**	+ 0.1%	98.7%	**98.8%**	+ 0.1%

* Does not account for seller concessions and/or down payment assistance. | Activity for one month can sometimes look extreme due to small sample size.

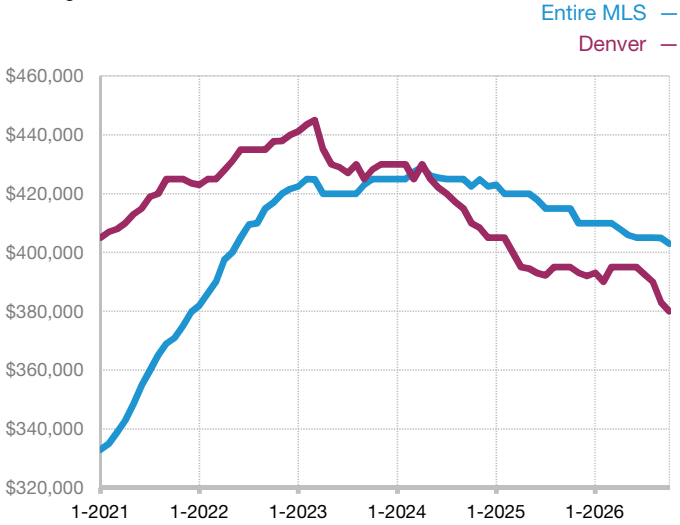
Townhouse/Condo	October			Year to Date		
Key Metrics	**2025**	**2026**	Percent Change from Previous Year	**Thru 10-2025**	**Thru 10-2026**	Percent Change from Previous Year
Inventory of Active Listings	2,052	**1,838**	- 10.4%	--	**--**	--
Under Contract	245	**198**	- 19.2%	2,783	**2,535**	- 8.9%
New Listings	480	**410**	- 14.6%	5,888	**5,785**	- 1.7%
Sold Listings	260	**229**	- 11.9%	2,726	**2,467**	- 9.5%
Days on Market Until Sale	64	**74**	+ 15.6%	61	**67**	+ 9.8%
Median Sales Price*	$390,000	**$340,000**	- 12.8%	$395,000	**$380,000**	- 3.8%
Average Sales Price*	$540,895	**$511,565**	- 5.4%	$491,111	**$487,517**	- 0.7%
Percent of List Price Received*	97.7%	**97.6%**	- 0.1%	98.2%	**98.0%**	- 0.2%

* Does not account for seller concessions and/or down payment assistance. | Activity for one month can sometimes look extreme due to small sample size.

Median Sales Price – Single Family
Rolling 12-Month Calculation



Median Sales Price – Townhouse-Condo
Rolling 12-Month Calculation



Current as of November 4, 2026. All data from REcolorado® and IRES®. Copyright ShowingTime Plus, LLC.